

Staff Variance Report  
For  
April 1, 2014 Commission Meeting

- “A” category = staff recommendation is for approval with no equal alternatives because of noncompliance is not adverse.
- “B” category = staff recommendation is for approval with equal alternatives as stated by the proponent.
- “C” category = reserved, meaning staff believes Commission needs to discuss entirety.
- “D” category = recommendation is for denial.
- “I” category = incomplete (with permission of the Chairman).
- “NVR” category = no variance required.

NOTE: All staff recommendations presume code statements on the variances by the applicant are correct, unless otherwise noted. This means that all code statements become conditions of the variances and, if not true, the variances would be subject to Commission sanction. All LBO and LFO responses that they have received a copy of the application for variance are in order, unless otherwise noted.

**Tabled Variances:**

- 13-11-52      D      **Indiana Mentor – Merrillville**  
*The change of occupancy from a business/manufacturing facility to a mentoring facility was done without bring the facility into compliance with today's code or a Chapter 34 evaluation. The change was caught by the state building inspector during a site visit. The proponent advises that they will be adding an additional 04-alarm system will be including visual alarms which are adequate for the small space of 1,500 sq. ft. Battery powered exit signs will be provided for visual evacuating. They state they are getting quotes at this time but they do not state for what. What are the violations that they aren't filing? **Tabled by consultant.***
- 13-11-12      C      **Hoosier House Furnishings, LLC – Goshen**  
*The code required spray booths and storage room will not be provided with an approved automatic fire extinguishing system. The proponent advises that this is an existing manufacturing operation conducted in an existing industrial building. The actual coating usage in this operation is minimal. The spray booths and storage room are existing and not undergoing repair or renovation. The spray booths are constructed to modern standards and equipped with effective exhaust systems. All appropriate signage has been recently updated. The processes have been in operation in their current status since March of 2005. The hardship is that the operations are unable to function without the ability to operate their wood finishing equipment. The addition of suppression equipment inside the existing spray booths and storage room would require that these operations be taken off line for an extended time during the instillation. How long would it take to install? Were the installations of these spray booths and storage areas filed with State Plan Review? **Tabled no proponent. Tabled no proponent. Tabled at the***

request of the proponent. Tabled at the request of the proponent till the March meeting. **Tabled no proponent.**

- 14-1-1 C **Georgetown Road Church/Everlasting Hope International Ministries - Indianapolis**  
*The code required sprinkler system will not be provided for the A-3 Church building. The proponent advises that they will, in lieu of the sprinkler system, install an approved fire separation wall between the church area and the remainder of the building. The stated hardship is that, if the variance is not approved, the church will no longer be able to be located in the structure. The inspection report advises that the total square footage of the building is 12,640 sq. ft. and the occupant load is 347 in the church area. Tabled at the request of the proponent. Tabled at the request of the proponent to get more information. **Tabled at the request of the proponent to get more information.***
- 14-1-32 C/D **Team Combat Live – Hobart**  
*A Chapter 34 evaluation has been done on this building which shows a -16.75 for fire safety, -11.95 for mandatory means of egress and -14.95 for general safety for a total of -43.65. The building exceeds the allowable area per code for an A-3 per Table 503 and of VB construction. The code allows 6,000 sq. ft. and with the area increase due to open space to 10,500 sq. ft. the building area is 12,800 sq. ft. The proponent advises that if they install a fire alarm system throughout the structure their score will change to -1.75 for mandatory fire safety, 3.05 for mandatory means of egress and 0.05 for mandatory general safety. The installation of a fire suppression system is not within their budget capabilities. With the installation of the fire alarm system staff would recommend a “B” category. Tabled incomplete and no proponent. Tabled so proponent can get more information as requested by the Commission. **Tabled so proponent can get more information as requested by the Commission***
- 14-03-1 CI **Mount Pleasant Christian Church – Facilities Building – Greenwood**  
*Project #361282, 360816, 360261*  
*The code required telephone lines and a secondary means’ of notification will not be followed for fire alarm system in each of 3 separate buildings. The proponent advises that they will instead use their local internet service to communicate to the monitoring company with a cellular telephone backup. The proponent advises that the IP (Internet Protocol) Communications System is UL864 listed and is self polling every six minutes. The hardship is that using the modern technology will result in cost savings to the customer over the long term. **Tabled by Commission, no proponent.***
- 14-03-20 CI **Carnahan Hall – Lafayette**  
*The variance is a request for the mandatory fire safety score to be lowered from 19 to 13.7. The existing building was most recently used for an art gallery and tea shop and there will be a change of occupancy, so the building will be used for*

*banquet space and a concert venue.* The proponent advises that the building will not be made to comply with the rules of the Commission. There has been an analysis done per Chapter 34 Section 3410 of the IBC, which found the discrepancy in the score needed to pass. The building meets Type III-B construction and is within the allowable area and height for an A-2 occupancy of this construction type. After the Section 3410 evaluation, a 5.3 point short fall was identified in the Fire Alarm Safety Column. The hardship is that there is no proposed construction at this time and, as such, the cost of a sprinkler system (\$75,000.00) is not supported in the budget for the tenant change. **Tabled by proponent.**

- 14-03-23(a)(b) **Indy Storage Depot – Storage Building #10, Indianapolis** *Project #368382*
- CI *(a) The code required fire hydrant will not be provided within 400 feet of the storage building proposed to be constructed on the existing Indy Storage Depot site. The proposed 1 story self storage building will be 16,000 sq. ft. in floor area. The building is classified as a S-1 occupancy of Type VB construction. The building will be post frame construction with wood framed exterior walls and pre-manufactured wood trusses. The ceiling and both sides of exterior walls will be sheathed with steel siding. The proponent advises that the building will be used exclusively for self storage, with no storage of hazardous materials. The building is sheathed on the interior and exterior with steel siding. The hardship is the estimated cost of \$35,000.00 to \$40,000.00 to install a fire hydrant which would provide the hydrant 600 foot extension of the Citizens Water line to the property and installation of the hydrant. Are there any fire hydrants at all? If yes then how far way are they?*
- NVRI *(b) The code required plumbing fixtures, including emergency showers, eye wash station, service sink, and drinking fountain and toilet facilities will not be provided. The building is classified as an S-1 occupancy of Type VB construction. The proponent advises that the building is used exclusively for self storage, with no storage of hazardous materials. There are toilet facilities provided at the main office for employees. The hardship is the cost to provide plumbing fixtures for which there is no public benefit. **Tabled by Commission requesting more information.***
- 14-03-27 DI **Ford Center – Evansville** *Project#342978*
- Locker rooms “B” and “C” have non-code compliant locking devices, which are thumb turn locks. The proponent advises that the staff will unlock the doors during any planned use of the locker rooms “B” and “C”. They will also install a sign with 2” letters that reads, “THIS DOOR SHALL REMAIN UNLOCKED DURING ANY USE OF THE LOCKER ROOM”. The proponent advises that the locks were installed to prevent unauthorized entry when the locker rooms were not in use. There are 4 additional accessible locker rooms and three dressing rooms provided. The hardship is that the locks were installed at the time of construction in 2011. The estimate to install push exit devices is in excess of \$4,000.00. The posting of the sign, as proposed above, is only permitted at the*

main entrance to a Group A occupancy with an occupant load of 300 or less, Groups B, F, M, and S, and in places of religious worship, the main exterior or doors are permitted to be equipped with key operated locking devices from the egress side provided:

2.1 The locking device is readily distinguished as locked.

2.2 A readily visible durable sign is posted on the egress side of or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background.

In this type of facility, someone could get locked into the room and not be found for quite some time. Why can't compliant devices be used? **Tabled at request of proponent.**

- 14-03-48      CI      **Zurcher Tire – Monroe**      *Project #368376*  
*The code required smoke and heat vents and curtain boards will not provided and the project will have mechanical exhaust without draft curtains instead. The structure is an existing S-1 occupancy, tire storage building of 11,942 sq. ft. of Type IIB construction which will have an addition of 20,892 sq. ft. and will be a S-1 occupancy of Type IIB construction as well. The proponent advises that the existing building and addition will be protected with an automatic fire suppression system per NFPA 13, 2010 Edition. The mechanical exhaust will be designed with one cfm/sq. ft. for the existing and new buildings. The hardship involves the design of the smoke removal system does not include the use of curtain boards that are primarily for smoke vent operations. Is the mechanical exhaust a manual system or automatic? Commission tabled incomplete.*
- 14-03-55      D      **Trinity Metals – Indianapolis**  
*The 2 private hydrants on the property are not functional and are not accessible which is in violation of the code. The proponent advises that the existing S-1 occupancy, metal recycling facility has the 2 hydrants, the south hydrant is on an access road/ parking, but is not operational based upon several breaks in the line and hydrant. The west hydrant is not accessible from an access road. The building has two city hydrants in front of the building that are operational off of the main road. The proponent advises that the building is protected with an automatic fire suppression system. The building is a recycling center and the majority is noncombustible. The hardship involves the cost to repair the system, estimated \$30,000 +). In addition the private hydrants are not readily accessible from the parking lot to the south or from English Avenue to the west hydrant. Why have the hydrants not been maintained and/or kept in a code compliant spacing from the items being stored around them? Tabled at request of proponent.*
- 14-03-57      CI      **Indiana State Fair Grounds Expositions Hall**  
*A natural gas 5 burner cook top will be used on a demonstration stage and there will not be a Type 1 hood or suppression system provided, as required by code. The cook top will be set up for local chefs to demonstrate their recipes. The*

proponent advises that the natural gas connection will be hard line and installed by a licensed plumber and will be done to comply with applicable standards to limit the amount of fuel available for demonstration purposes. There will also be an emergency shut off installed, that will be conspicuous in color and location. The cook top will be a 30 inch stainless steel 5 burners with a deep recessed cooking surface and porcelain sealed burners. The burner will be used for 30 minutes every hour to allow time for the grease vapors to dissipate. The hours of the show are Saturday, April 26<sup>th</sup> from 10:00 – 5:00 and Sunday April 27<sup>th</sup> from 10:00 – 5:00. The demonstrations will begin at the top of the hour starting at 11:00, with the last demonstration starting at 4:00. There will be 2 staff members who will be onsite during all hours of operation. There will also be an EMT on site during the show hours. The hardship is the cost of providing a Type I hood and suppression system, for a temporary event. The hood would also block the presenters, which would make the presentation have less of an impact. **Tabled at request of proponent.**

**New Variances:**

- |               |    |  |
|---------------|----|--|
| 14-04-1       | BI | <p><b>Pete Dye Golf Course Shelter House – West Baden</b>      Project # 365565</p> <p><i>The code required fire suppression system will not meet the requirements of NFPA13. This is a shelter house on a golf course. Proponent will be installing only 5 sprinkler heads, but with higher density than required for full system. Due to location of the shelter house in a remote portion of the golf course, there is inadequate water supply.</i></p>   |
| 14-04-2       | C  | <p><b>Applied Behavior Center for Autism – Indianapolis</b></p> <p><i>The code requires exiting from a building without the use of a key, special knowledge or effort. This room is a time out room for children with autism. This facility is B occupancy and not an E. No alternatives listed. Is the magnetic lock tied into the fire alarm system? Will this door have the paddle system that must be held in place by personal?</i></p>   |
| 14-03-3(a)(b) | A  | <p><b>Eagle Creek Go Ape Office – Indianapolis</b>      Project #368965</p> <p><i>(a) Code required interior space heating per sec 309.1 of the Indiana Mechanical Code will not be provided. This building is a seasonal use building used for check in to use a rope course. If use of a warm environment is required by patrons there is one located less than 300' away. Cost to heat and maintain a heating system in a facility that is not used in winter is cost prohibited. What is the cost?</i></p> |
|               | A  | <p><i>(b) Code required service sink will not be installed. This building is a seasonal use building used for check in to use a rope course. If use of a service sink is required by staff or patrons there is one located less than 300' away. Cost to install and maintain a service sink in a facility that is not used in winter is cost prohibited. What is the cost?</i></p>   |

- 14-04-4 C **Green Lines Transportation – Jeffersonville**  
*Code required 10,000 gallon fuel tanks will not be supplied.* Proponent requesting that 12,000 gallon fuel tanks be installed. Will these tanks be UL rated?
- 14-04-5 C **Citizens State Bank – New Castle** Project #366965  
*Code required 7' height in an elevator machinery space will not be met, the height will only be 6'4 ½", so it will be short by 7.5".* This is an existing structure. No alternative offered. What is the hardship?
- 14-04-6 VOID
- 14-04-7 CI **Reid Hospital Main Entry Renovation – Richmond** Project #367742  
*The code required new vestibule will not comply with Sec 571 of the Indiana Energy code.* New vestibule does not pass Com check. Vestibule size is 314.7 sq. ft. Is a variance required because vestibule may serve a space that is too small to require compliance?
- 14-04-8 B **Aboveground Fleet Fueling System - Indianapolis**  
*Code required 10,000 gallon fuel tanks will not be supplied.* Proponent requesting that 12,000 gallon single UL 142 double wall fuel tank to be installed. The 2012 International Fire Code will allow a 12,000 gallon tank. A larger fuel tank will decrease delivery cost.
- 14-04-9 A **1855 S. Maxwell St. – Bloomington**  
*The emergency escape and rescue windows do not meet the code total sq. ft. requirement; they are 4.39 sq. ft. instead of the 4.75 sq. ft. required.* The difference is .36 sq. ft. Increasing the opening and replacing the window would be an excessive cost, for a home built in 1990.
- 14-04-10 DI **First Industrial Properties – ? (multi properties)**  
*Code required traditional land line will not be used for fire alarm communication.* Requesting use of UL cellular fire communicator per the NFPA 72 2010 edition. No other information or hardship listed.
- 14-04-11 BI **Hamilton Heights School Media Center Addition and Renovation – Arcadia**  
*The building addition will exceed the Indiana Building Code requirements for allowable area (675 IAC 12-4-12(f)).* The existing building is 82,000 sq. ft. and the addition will be 3100 sq. ft. The addition and existing Media Center will be protected by an automatic sprinkler. Limited funding is available for the project.
- 14-04-12 A **Woodland Elementary School – Lafayette**  
*Required lavatory will be separate from the required water closets which are not permitted under the Indiana Plumbing Code Sec 405.3.2.* The design allows visual control of K thru 5 student hand washing activities. Identical to previous granted variance 13-07-08.

- 14-04-13 CI **Woodcraft Camp –New Cabins – Culver**  
*The code required sprinkler system for an R occupancy will not be installed per the Indiana Building Code 2008 edition Section 903.2.7. Cabins will be 664 sq. feet; there will be no cooking, heating/cooling or plumbing to the cabins. There will be 12 campers per cabin. Cabins will have two exits and smoke detectors installed. Previous variance granted 11-06-67.*
- 14-04-14 A **Burnett Creek Elementary School Additions and Renovations – West Lafayette**  
*Same as 14-04-12*
- 14-04-15 C **Trail Riders Unlimited – Shipshewana**  
*The code does not allow a conversion from a Class 2 structure out building to a Class 1 structure. This will be a bicycle shop, sq. ft 2,204. Current rules have no provision to convert building by means of Rule 13. Owner is willing to make necessary modifications to restroom door swing. Will it comply as a M occupancy under current rules of the Commission?*
- 14-04-16 C **Brookville Theatre – Brookville** Project #368075  
*Code required restrooms will not be accessible per Chapter 11 Section 1109 of the Indiana Building Code. Existing 400 seat Movie Theater will be divided into one 150 seat and one 84 seat theater . One accessible restroom is on site. Existing 1:12 slope in theatre prohibits installation of a code compliant restroom. Denial of variance would negate owners' attempt to provide an adequate number of restroom in facilities.*
- 14-04-17 A **GE Consumer & Industrial – Fort Wayne**  
*Sprinkler system will not be maintained. Proponent wishes to take sprinkler system out of service, due to building being unoccupied. System will have its water supply shut off and freeze protection will be put into place. The FDC will remain for fire department's use. Hardship involves heating unoccupied buildings to prevent wet pipe sprinkler from freezing. Previous variances approved for same owner 05-10-8 and 12-04-14*
- 14-04-18 AI **Greenwood Aquatic Center Bath House Building – Greenwood**  
*The bath house will not comply with the Indiana Energy Code Section 4.1.1.2 2010. The bath house was not designed to meet the energy code. The conditioned area is small and there will be minimal usage of energy. Hardship is cost to provide a fully compliant design.*
- 14-04-19(a)(b)(c)(d) **500 Wabash – Terre Haute**  
 CI (a) *The code required elevator for accessible means of egress will not be provided with emergency power backup. Building will be sprinklered throughout with NFPA 13R system. Area of refuge will be provided by stairway landing area. Hardship is cost to install and maintain an emergency generator on site. Are areas*

of refuge an adequate alternative? How many units are in each building? Do you not consider this a life safety issue since firefighters will use elevators to evacuate tenants in a fire situation?

CI (b) *The code required sprinkler system per Indiana Building Code 903.3.1.2 will not be installed in a 4 story apartment building that is over a podium construction.* Proponent is offering to install a NFPA 13R system in the apartment sections and an NFPA 13 system in the podium section. Hardship is providing a full NFPA 13 sprinkler system in 4 story R-2 occupancy with an attic and open-web floor joist cavities. What is the cost of the project?

AI (c) *Code required attic access will not be provided.* Providing access to a low height attic and open web truss design would provide no practical benefit. Cost of providing fire-rated access hatches is excessive.

CI (d) *The code permitted height of veneer will be exceeded by 2'6".* Foundation will be noncombustible. Four story Type V-A apartment structure, over a 1 floor type I-A. The variance states there is a letter from a design professional attached, but no letter received. The exterior façade changes direction in several locations horizontally, thus making compliance more difficult and costly. What is the cost to comply with requirements?

14-04-20 AI **Indianapolis Fire Department Station #7 – Indianapolis**  
*Fire station will not be built to meet the Indiana Building Code, accessibility provisions.* General public will not be using this facility. There will be one accessible unisex toilet facility provided on first floor. Excessive cost to provide accessibility in a facility that will not require usage by non impaired individuals.

14-04-21 C **Indiana University Franklin Hall Renovation – Bloomington**  
*Shaft enclosures required by the Indiana Building Code 2008 will not be provided for unenclosed floor openings.* Existing second floor structure will be removed to create a new commons space, which will connect 2 floor levels. Building will be protected throughout with an automatic sprinkler system. New commons feature is important to the design intent, to create an interactive learning environment. Are the alternatives sufficient to offset the hazards?

14-05-22(a)(b) C **The Hamilton Apartment Homes – Fishers**  
(a) *Recreational fire pit is installed closer than 25 feet to a building structure which is not permitted under the Indiana Fire Code.* It is installed 11 feet from the exterior wall and 12 feet from the roof overhang. There are 234 units that this serves. A heat sensor will be installed under the overhang, wall mounted fire extinguisher will be installed on exterior wall, gas line will automatically shut off when clubhouse access is shut down and the fire pit is located on a hardscape flooring surface. Fire pit is already installed. What is the cost to move this?  
C (b) *The outdoor natural gas grill is not installed in compliance with the Indiana Fire Code 2008, Section 308.3.* It's within 7 feet of the roof overhang, and an open flame cooking device is not permitted within 10 feet of a Type V-B structure. There are 234 units that this serves. A heat sensor will be installed under overhang, wall mounted fire extinguisher will be installed on exterior wall,



gas line will automatically shut off when clubhouse access is shut down and the grill is located with a partial stone surround. What is the cost to move this?

- 14-04-23      BI      **St. Theresa School – Evansville**  
*The code required fire hoses will not be maintained per General Administrative Rules 12-4-9 (a). Fire hoses will be replaced with fire extinguishers. Water lines to fire hoses are domestic water supply. The cost to replace the hoses is an economic hardship.*
- 14-04-24      BI      **Christ the King – Evansville**  
Same as 14-04-23.
- 14-04-25      BI      **St. Benedict School – Evansville**  
Same as 14-04-23.
- 14-04-26(a)(b)      C      **Circa Apartments – Indianapolis**  
(a) *The code required elevator for accessible means of egress will not be provided with emergency power backup. Building will be sprinklered throughout with NFPA 13R system. Area of refuge will be provided by stairway landing area. Hardship is cost to install and maintain an emergency generator on site. Are areas of refuge an adequate alternative? How many units are in each building? Do you not consider this a life safety issue since firefighters will use elevators to evacuate tenants in a fire situation?*  
C      (b) *Exterior openings will exceed allowable area for openings permitted for fire separation. Exterior windows are desired to provide natural light. What is the actual percentage of openings?*
- 14-04-27      C      **Peerless Pump Grundfos Office Addition – Indianapolis**  
*An unobstructed exit discharge to a public way from a 2 story office building will not be provided as required. Exit discharge is across a truck loading dock area, with combination occupancy of B and F-1. Each floor has 5,490 sq ft. Area involved will be marked off with removable bollards to prohibit parking in the discharge path. Why can't the bollards be made permanent?*
- 14-04-28      C      **Falcone Subaru Showroom Renovation and Addition - Indianapolis**  
*Addition will not be separated by a two hour rated fire wall as required by the GAR. The existing 1 story showroom and service building is 31,400 sq. ft. Type II- B construction, along with existing 4,600 sq. ft. showroom, with the service bay addition of 1,116 sq. ft. and canopy addition of 2,295 sq. ft. Service bay and showroom are non-combustible construction. What is the cost to install a fire wall between showroom/office area and service bay? What is the total cost of the project?*

- 14-04-29 CI **Crestwood Village South Building 7 – Indianapolis** Project #367986  
*New showers will not meet the minimum dimensions required for accessible showers, required roll-in shower dimensions are 30" x 60".* Building is being converted from apartment units to Type B assisted living units. Proposal is to install roll-in showers with dimensions of 30" x 57". Proponent feels that a roll-in shower not to dimensions would provide a higher degree of accessibility than a Type B 36" x 36' transfer shower. Existing tub space is being used to install non compliant showers in 10% of units. Are the alternatives sufficient to offset the hazards?
- 14-04-30 CI **South Putnam Central Elementary School Rest Room Addition –Greencastle**  
*Restroom addition will not meet fire separation from restrooms to corridor.* Additional 1,100 sq ft. restroom will be added to existing classroom wing. Proponent advises toilet room has no combustible fire load. The use of doors on toilet rooms would interfere with staff's ability to visually and audibly supervise students. What is the cost of the project? What is the cost of the fire rated corridor wall and rated doors with hold-open devices?
- 14-04-31 AI **Hinkle Field House Renovation – Indianapolis**  
*Request to supersede variance 13-08-69(c) to switch sprinkler system from a dry system to a wet system.* Boiler room is not separated from rest of building with a 1 hour separation. Area will be heated sufficiently to prevent the wet- pipe sprinkler system from freezing. Separation from the rest of the building is impractical.
- 14-24-32 C **Oakbrook Valley – Russiaville** Project #368403  
*Five cabins 28' x 20' with a 20' x 8' covered porch will not be sprinkled per the Indiana Building Code for a Group R occupancy.* Proponent proposes to add fire alarms, pull stations, an interior strobe light connected to control panel, with an exterior horn and strobe along with smoke detectors in each cabin. Excessive cost due to need to drill a new well, add storage tank and fire pump. What is the cost of a 13D system?
- 14-04-33(a)(b) CI **Gannett – Indianapolis**  
 (a) *Change of occupancy will not be evaluated for the entire building as required by Chapter 34.* Prior department store/bar restaurant is being changed partially to offices on first floor only. Alterations consist of removal of a third floor restaurant and employee lounge along with a restaurant and bar on the first floor. Proposed use is a mixed use A-2 and A-3 on the first floor. Cost to do a complete Chapter 34 for the entire facility is excessive. Complex is sprinklered and tenant will have fire separation.
- CI (b) *The code requires a zero or positive score in the three categories, code required analysis shows a deficiency of nine (9) points, on the project.* Deficiency is due to vertical opening of escalators not complying with current code. The building is sprinklered and escalator openings have a close spaced sprinklers and draft curtain per the code and NFPA 13. Cost to reduce the floor opening is

excessive. What is the cost of the project? What is the cost to reduce the size of the floor openings?

- 14-04-34 C **The Winery Warehouse – Greenfield**  
*The code required sprinkler systems will not be installed.* Warehouse is over 5000 sq. ft., 80' x 104' pre-engineered steel construction. This building will be divided into two rooms of 3,520 sq. ft and 4,480 sq. ft. and be used for private events. There is a small kitchenette, along with two restrooms; rooms are connected by a standard door and overhead garage door. Requesting a fire watch at all events in lieu of a sprinkler system, fire drills will be performed at least quarterly. Cost to install sprinkler system is \$13,500 and the costs to connect to water main are \$25,750. Are the alternatives sufficient to offset the hazards?
- 14-04-35 A **Linton-Stockton Middle School - Bleacher Replacement – Linton**  
*Code requires all existing fire systems be maintained as installed.* The request is for the removal of the fire hoses. GAR allows removal if the system is no longer required by code. Fire department has direct access to gym from exterior doors, fire extinguishers are provided. Owner is installing new bleachers that will block cabinets.
- 14-04-36 BI **Taylor Chapel UMC New Sanctuary – Fort Wayne**  
*A code required fire wall will not be installed separating the new sanctuary and the existing facility.* New sanctuary combined with existing fellowship/gathering space and classroom wing will exceed allowable area. The new sanctuary and the fellowship hall will be protected with automatic sprinklers. The separation wall will be a 2 hour fire barrier. A fire alarm system will be connected in the entire facility. Structural independence cannot be achieved due to wall being an existing exterior wall.
- 14-04-37 A **Mainstreet Bloomington Skilled Nursing & Assisted Living Facility – Bloomington** Project# 368870  
*A code required accessible bathroom will not be installed in a rehabilitation suite.* Each resident has their own restroom in their bedrooms; there are compliant bathrooms in the rest of the facility. The rehabilitation bathroom is used to acclimate residents into returning home to their residence independently.
- 14-04-38 B **Solana Senior Living – Indianapolis** Project#362852  
*The code requires exiting from a building, without the use of a key, special knowledge or effort.* This unit is an alzheimer's and dementia care unit. Building is Type V-A, 1 hour rated. The doors will unlock with loss of power, and activation of sprinkler system, fire alarm, or smoke detectors. Non compliance is requested to provide a safe environment for the residents.
- 14-04-39 BI **Reagan Park Senior Living – Avon** Project#365267  
*Same as 14-04-37*

14-04-40 C **Harbour Ground Water Treatment Facility – Noblesville**  
*Code required sprinkler system for Group H occupancies will not be installed.*  
 Water treatment facility will store materials classified as H-4 occupancy exceeding exempt amounts of 500 gallons for corrosive liquids, and 500 pounds of toxic liquids. There will be 5,200 gallons of sodium hypochlorite, six 150 lb cylinders of anhydrous ammonia (toxic) and 500 gallons of fluorosillicic acid (toxic and corrosive). Materials are noncombustible and stored within tanks, chemical storage room will be separated from rest of building with a 2-hour occupancy separation as required – remainder of building is classified as F-1 occupancy. The hardship is the cost of installing and maintaining an automatic sprinkler system. The sq. ft. of the storage area is approximately 1110 sq. ft. What is the cost of a sprinkler system?

14-04-41 BI **Ricker's BP 146<sup>th</sup> and River Road – Carmel** Project#369500  
*Code required drinking fountain will not be installed in an M occupancy.*  
 Building is a 4,175 sq. ft. convenience store. Water is available free of charge at the soft drink dispenser. Cost of providing unnecessary plumbing fixtures is the hardship.

14-04-42 **Slate - Indianapolis**

- (a)(b)(c)(d)  
 (e)(f)(g)(h) C (a) *Code compliant fire wall will not be used to separate a 4 story Type V-A apartment structure into two separate buildings.* Proponent requests to use a 2 hour fire barrier in lieu of fire wall. Apartment will have a NFPA 13R system. Configuration of the floor plate will not accommodate construction of a fire wall parallel to the floor and roof framing. What is the cost of the project?
- A (b) *Building will be over height by 5 feet, per Table 503.* Proponent states that overall height in feet will not be adverse to safety, based on a fully sprinklered Type I-A building. Need is for clear height on 1<sup>st</sup> floor to accommodate the retail components planned.
- B (c) *Exterior openings on portions of exterior walls will exceed the code requirements for allowable area of openings.* Each exterior opening will have a quick response sprinkler located at the ceiling level within 12" horizontally. Large exterior windows over allowable area are necessary in order to provide natural light into the dwelling units.
- C (d) *The code limits use of a 13R system to 4-stories.* The request is to allow a 5<sup>th</sup> story. The separation is a fire barrier per variance application (a). The lower podium building will be of Type I-A construction and protected with a NFPA 13 sprinkler system and separated from the upper 4-stories with a 3 hour fire rated floor assembly.
- C (e) *The Building Code limits frontage increase to calculation based on the first story above grade plane. The request is to allow the addition of the portion of the basement level that is at grade to be included in the calculation.* Space will in effect qualify as a "yard" since it is unobstructed from the ground to the sky.

Imposition of the rule in a manner that would disqualify this space would result in the building exceeding allowable area without addition of 2-hour fire separation walls. What is the percentage of the basement wall to be allowed?

- C (f) *The code required elevator for accessible means of egress will not be provided with emergency power backup.* Building will be sprinklered throughout with NFPA 13R system. Area of refuge will be provided by stairway landing area. Hardship is cost to install and maintain an emergency generator on site. Are areas of refuge an adequate alternative? Do you not consider this a life safety issue since firefighters will use elevators to evacuate tenants in a fire situation?
- C (g) *Code compliant Type A units will not be provided in a 4- story apartment building.* Apartments will have “adaptable units” equivalent to Type B units. Elevator access is provided to all floors. Type A units require larger clear floor space requirements for fixtures, reducing the useable space in the units.
- A (h) *Code required emergency showers, eyewash stations, service sinks, drinking fountains, lavatories, and water closets Per Table 29 of the Indiana Building Code will not be installed in a 3-level residential parking garage.* The garage is for residential parking only. Hardship is the cost to install plumbing fixtures, which provide no benefits to the public welfare.

14-04-43 CI **Ivy Tech College & Conference Center Floors 5-12 - Indianapolis**

Project#368919

*The code required ceiling height of 7'6" for means of egress will not be met, in order to accommodate sprinkler piping and other utility elements on floors 5 through 12.* This is an existing building being converted; the building will be sprinkled throughout with a residential system. What is the cost of the project? Why is there a residential sprinkler system being installed instead of a NFPA13 system? What is the actual height?

14-04-44(a)(b) **Victory View Flats – South Bend Indiana**

- C (a) *Code compliant Type A units will not be provided in a 3- story condominium building.* Condominiums will have “adaptable units” equivalent to Type B units. Elevator access is provided to all floors. Requesting Type A units be reverted to Type B design to match other units in the building. What is the cost of the project?
- C (b) *Two code required exits will not be provided to common corridor in a 3-story condominium building with a 1-Story, Type I-A podium.* Aggregate calculated load is 18, which is 8 over the code requirement of 10. R-2 occupancy will be protected with a NFPA 13R sprinkler system and the 1-story podium classified as Type I-A will be protected with a NFPA 13 sprinkler system, parking will be included in this podium. Proposed stair placement, which directly affects occupant load with a single means of egress to the common corridor, is based upon optimal design efficiency. Are there any alternatives offered?

- 14-04-45      BI      **Ricker's BP– Oaklandon**      Project#356628  
*Code required drinking fountain will not be installed in an M occupancy.*  
 Building is a 3,400 sq. ft. convenience store. Water is available free of charge at the soft drink dispenser. Cost of providing unnecessary plumbing fixtures, is the hardship.
- 14-04-46      BI      **Ricker's BP 96<sup>th</sup> and Aronson – Indianapolis**      Project#364796  
*Code required drinking fountain will not be installed in an M occupancy.*  
 Building is a 4,400 sq. ft. convenience store. Water is available free of charge at the soft drink dispenser. Cost of providing unnecessary plumbing fixtures, is the hardship.
- 14-04-47 (a)(b)      **201 North Delaware Street 2<sup>nd</sup> and 3<sup>rd</sup> Floor Renovation – Indianapolis**      Project#368024
- CI      (a) *Code compliant HVAC ducts/shafts connecting 3 floors will not be as required by Sec. 716.6.3 which requires all ducts to be installed in a fire-rated shaft or be protected with fire dampers.* Building construction is masonry exterior and wood frame floor and roof structure. 2<sup>nd</sup> and 3<sup>rd</sup> floors will have an automatic sprinkler installed. Hardship is cost of construction to fire rate shafts, fire dampers in wood-framed floors are not a suitable solution. Why are fire dampers not a suitable solution?
- CI      (b) *Stair width will not meet Sec 1009.1 of the Indiana Building code requirement of 44".* Existing building Type III-B construction width is 33" at column from basement to 1<sup>st</sup> floor and 42" with a 37" at column from 1<sup>st</sup> to 2<sup>nd</sup> floor. Increasing stair width in an existing building would require demolition and reconstruction of a newly constructed elevator hoist way. What would be the cost to increase stair width? What is occupant load served by the stairs?  
 NOTE: This project received a variance (13-11-45) to omit the required exit enclosure for exit stairs serving 3 floors with an alternative bulkhead and close spaced sprinklers between the 2<sup>nd</sup> and 3<sup>rd</sup> floors.
- 14-04-48      BI      **Fair Oaks Park Education Center – Fair Oaks**  
*Variance request is to permit using an occupant load factor of 30 net per sq. ft. for exhibit gallery space.* The proposed Indiana Building Code permits this. NOTE: This project received a variance (13-11-45) to omit the required exit enclosure for exit stairs serving 3 floors with an alternative bulkhead and close spaced sprinklers between the 2<sup>nd</sup> and 3<sup>rd</sup> floors.
- 14-04-49      **VOID (Riley School Conversion Center) wrong code submitted**
- 14-04-50      AI      **Greencastle High school Cafeteria Addition/Renovation – Greencastle**  
*Code required automatic sprinkler system will not be installed in a Group E occupancy, with an area over 20,000 sq .ft. , a rated separation will not be provided.* The 877 sq. ft. addition will be 1-hour rated as required by a Type II-A construction.

- 14-04-51 CI **Evansville Christian School, First Southern Baptist Campus – Evansville**  
*Change of use from a 2 story Sunday school/gym building to a private Christian school will not meet required compliance with Chapter 34.* There are 3 enclosed stairs for the 2<sup>nd</sup> level classrooms and 4 exits from the first floor level. There is 24' of exit width is provided on main level (first floor) which is sufficient to serve an occupant load of 960 and the actual school max occupant load will be 250. NFPA 72 fire alarm and smoke detection will be provided throughout building. What is the actual cost to provide sprinkler system? Are the alternatives sufficient to offset the hazards?
- 14-04-52 CI **Grace Fellowship Entry and Canopy Addition – Demotte**  
*The entrance expansion of 505 sq. ft. along with an addition of 1,838 sq. ft. to the exterior canopy, plus existing building of 9,453 sq. ft. will put the building in non-compliance with allowable area for a Type V-B construction.* The allowable area will be exceeded by 22%. Columns and roof structure of canopy will be non-combustible structure. Cost prohibited adding separation for the addition. No alternatives offered. What is the canopy construction material? What is the cost of the project?
- 14-04-53(a)(b)(c) **Mainstreet Dyer Skilled & Assisted Living Facility – Dyer**  
 B (a) *Non- hinged sliding doors will be in noncompliance with the current code which does not allow them.*  
 Doors will be on room entrances (egress) and bathrooms.  
 Occupant load of 10 or less per room, building will be sprinklered throughout.  
 The proposed design will comply with the proposed Indiana Building Code.  
 A (b) *The code required 1 hour rating for corridors and common areas will not be met.* Length of the corridor wall that will be open is 19%. The common area will include game areas, pub, dining, and nourishment/service kitchen. The building is a two story Type V-A construction with 1<sup>st</sup> floor is a nursing home, I-2 occupancy and the 2<sup>nd</sup> floor is assisted living I-1 occupancy. Building will be protected with NFPA13 sprinkler system, smoke detectors tied in to the fire alarm will be provided in common areas and the nurse area open to corridor. Building is divided into two buildings by a 2- hour fire wall with building 1 is at 13,491 sq. ft. and building 2 is at 8,210 sq. ft. Owner wishes to provide a open design.  
 C (c) *Requesting non-rated windows to be installed in a 1-hour corridor at the nurse work area.* Owner wants nurse work area enclosed to protect privacy of the patients when nurses are making phone calls, while maintaining visibility of the corridor. Are the alternatives sufficient to offset the hazards?
- 14-04-54(a)(b) **Indiana State University Normal Hall – Terre Haute**  
 CI (a) *Sprinklers will not be installed within 3 feet of the top existing stained glass cupola.* Building was evaluated under Section 3410 in lieu of compliance with requirements for new construction. An automatic sprinkler system is provided throughout the existing building. Proposed use of building is offices, conference rooms, classrooms for above 12<sup>th</sup> grade, gallery space, and room for banquets

(B/A-2/A-3 occupancies). Building constructed in 1907, walls and floors are concrete. Fire alarm and smoke detection system will be installed per Section 907. Providing sprinklers in the stained glass cupola is undesirable. How far above the floor is the top of the cupola? Are the alternatives sufficient to offset the hazards?

- CI (b) *Location of extended side wall coverage sprinklers exceeds the permitted maximum clearance permitted by NFPA 13. Office area is 13' x 27' (351 sq. ft.). Are the alternatives sufficient to offset the hazards?*

- 14-04-55 A **131 Place Townhomes – Fishers**  
*Residential Code requires townhouses to be treated as separate buildings. The townhouses comply with all of the requirements for townhouses except that the sewer lines do not stop at each property line, such that each townhouse is not served by an individual sanitary sewer lateral. If the variance is denied and the units had to be marketed as condominium apartments, the current lending market is unfavorable for condominium financing.*
- 14-04-56 A **Southport HS Athletic Storage – Indianapolis**  
*The code required plumbing fixtures will not be installed per Table 29. The building is for athletic storage only. Building will not be occupied.*
- 14-04-57 AI **GNC – Whitestown**  
*Permitted egress travel distance will be exceeded by 32'. Existing 600,000 sq. ft. building protected with ESFR system per NFPA 13. Cost and operational difficulties and feasibility to provide horizontal exits in a warehouse is the hardship.*
- 14-04-58 AI **Fed Ex Ground - Zionsville** Project #363069  
*Hand dryers are encroaching into the clear floor space required. Hand dryers are not specifically listed as accepted fixtures that can overlap the water closet clear floor space. The hardship is the cost to remove and relocate.*
- 14-04-59 AI **Central Catholic Athletics Complex Concession/Restroom Building – Lafayette**  
*1,460 sq. ft. concession/restroom building will not comply with the energy code. Minimal heating will be used during spring and fall seasons. Small heating units will be used to provide minimal heat during seasonal periods. Cost to provide a fully compliant design to meet the Energy Code would not offset the payback in energy savings.*
- 14-04-60 AI **Ami Japanese Restaurant Vestibule Addition – Bloomington**  
*Addition of a 97 sq. ft. vestibule building area and fire area onto a 2 story existing building, will not comply with Chapter 5 of the Indiana Building Code for allowable height limits and Chapter 9 of the Indiana Building Code requirements for fire area. Building is a 2 story vs. 1 story permitted per code, Type V-B*



construction , the fire area has an occupant load exceeding that permitted (100) for a non-sprinklered A-2 Occupancy. Vestibule addition will include a new double door for exit/entrance to improve pedestrian flow. Cost to bring building into compliance with current Indiana Building Code requirements for allowable building and fire area limits is cost prohibitive.

- 14-04-61(a) (b)(c) **Country Corner Parochial School – Monroe**  
 (d)(e) B (a) *Drinking fountain will not be installed in a small rural Amish school per Table 29 as required .Bottled water will be supplied for occupants.*  
 A (b) *Required vestibule will not be installed per the Indiana Energy Code. Will provide addition weather stripping and /or gaskets on doors and automatic door closers. Small Amish school will use natural solid fuels to heat building; no air conditioning will be installed.*  
 B (c) *Electrically powered illuminated exit signs will not be provided. Highly reflective photo –luminescent exit signs will be provided at all exit doors.*  
 B (d) *Manual fire alarm system will not be installed. Occupant load is less than 70, two room school house, will be provided with long life battery powered smoke and heat detectors throughout building.*  
 A (e) *Means of egress illumination will not be provided. School will be used only in daylight hours.*

